

ARCHITECTURAL ALTERATIONS REQUIREMENTS VILLAS WEST CONDOMINIUM ASSOCIATION

Any alteration to the exterior, any structural alteration to the interior, any interior alteration which would be visible from the exterior of a building or alteration to any of the common elements encroaching upon a villa, including but not limited to pipes, heating and cooling systems, vents, wiring conduits, or plumbing within the walls, must be approved by the Architectural Committee and the Board of Directors.

FOR SUCH APPROVAL THE FOLLOWING CONDITIONS MUST BE MET:

1. A written request must be submitted to the Architectural Committee. The application, Form AAA, (attached) may be obtained from the Management office.
2. A detailed drawing of the desired alteration must accompany the application form. Some standard drawings are available at the Management office.
3. Any required county permits must be obtained from the County offices in Tucson.
4. Prior to the start of the construction, a copy of any and all required permits must be delivered to the Management office along with contractor's proof of liability and worker's comp insurance. The Management office must also be notified when the alteration is scheduled to start. This will avoid unnecessary confusion.
5. Prior to the start of construction, a licensed contractor must be obtained if the total cost of labor and materials exceeds the dollar amount (\$1000) stipulated by Arizona Law (ARS 32-1211). A copy of this license must be delivered to the Management office.
6. The alteration is to be completed within 180 days after the starting date indicated on the application or after the issue of a county permit(s), if required. Please contact the Management Office for an extension if the alteration cannot be completed within that time frame.
7. Upon completion of the alteration, the work must be inspected and signed off by the Architectural Committee, and any faulty workmanship or work beyond the limits of the permit must be corrected at the expense of the unit owner. It is the Board's recommendation that the owner withhold final payment to the contractor, until the alteration has been approved.
8. Shingles on the roofs of all newly constructed sheds at the rear of the units shall be of an asphalt/fiberglass composition material and desert tan color. When the existing cedar shake shingles have deteriorated, they must be replaced with asphalt/fiberglass composition shingles.
(Ref: Villas West Architectural Specification No. 1, Rev. 12/21/00)
9. New or old/used wooden screen doors must be painted Villas West brown. New metal storm/screen doors shall be bronze/dark brown in color from the manufacturer. Old/used metal storm doors must be painted bronze or brown. All wrought iron security doors, gates, fences, handrails, and window guards must be black in color. (Ref: Villas West Rules and Regulations No. 1, Rev. 12/14/00)